

APPENDIX E
DACA31-03-R-0001
GENERAL OUTLINE FOR CDMP

Development Plan

- 1.1 Development Strategy
 - 1.1.1 Vision, Goals and Objectives
 - 1.1.2 Addressing the Deficit
 - 1.1.3 Initial Development Plan
 - 1.1.4 Plan for Long-Term Development Requirements
- 1.2 Design Strategy
 - 1.2.1 Site Description
 - 1.2.2 Site Opportunities and Constraints
 - 1.2.3 Planning and Design Principles
- 1.3 Development Concept of Operations
- 1.4 Neighborhood / Village
 - 1.4.1 Description of Existing Villages
 - 1.4.2 Site Opportunities and Constraints
 - 1.4.3 Planning and Design Principles
 - 1.4.4 Initial Development Plan
 - 1.4.5 Out-Year Development Plan
- 1.5 New Dwelling Units
 - 1.5.1 Planning and Design Principles
- 1.6 Revitalization and Renovation
 - 1.6.1 Planning and Design Principles
- 1.7 Ancillary Support Facilities
- 1.8 NEPA Process and Environmental Management / Stewardship
- 1.9 Technical Plan
 - 1.9.1 Project Scope Definition
 - 1.9.2 Technical Specifications
 - 1.9.2.1 Environmental Considerations
 - 1.9.2.2 Site and Landscape Specifications
 - 1.9.2.3 Building Codes
 - 1.9.2.4 Utility Management Strategy
 - 1.9.2.4.1 Energy Conservation Plan
 - 1.9.2.4.2 Demarcations
 - 1.9.2.5 Revitalization Matrix
 - 1.9.2.6 Installation Status Report
 - 1.9.3 Construction Management Plan
 - 1.9.3.1 Construction Phasing
 - 1.9.3.2 Quality Control Plan
 - 1.9.3.3 Safety Plan
 - 1.9.3.4 Subcontracting and Small Business Plan
 - 1.9.3.5 Resident Management Plan

- 1.9.3.6 Project Reporting
- 1.9.3.7 Project Control Group

1.10 Drawings / Graphics

- 1.10.1 Site Opportunities and Constraints
 - 1.10.1.1 Overall Site / Installation
 - 1.10.1.2 Neighborhood / Village
- 1.10.2 Land Use Plans
 - 1.10.2.1 Installation / Master Planning
 - 1.10.2.2 Neighborhood / Village
- 1.10.3 Neighborhood / Village Utility Plans (Overview)
- 1.10.4 Residential Design Drawings
 - 1.10.4.1 New Dwelling Units
 - 1.10.4.2 Renovated Units

2. Financial Plan and Transactional Instruments

2.1 Structure Overview

- 2.1.1 Description / Summary of Deal Structure
- 2.1.2 Equity Structure and Returns
- 2.1.3 Debt Structure and Returns
- 2.1.4 Use of MHPI Authorities
- 2.1.5 Fees and Incentives for all Functional Elements

2.2 Legal Structure Overview

- 2.2.1 Description / Summary of Structure
- 2.2.2 Tax Structure
- 2.2.3 Participation Agreement
- 2.2.4 Control of Funds Plan: Lock Box, Reserve Accounts, Segregated Accounts

2.3 Governance and Asset Management

- 2.3.1 Organization and Structure
- 2.3.2 Administration of Organization
- 2.3.3 Board of Directors / Major Decision Committee / Executive Council
- 2.3.4 Audit Program for all Functional Elements
- 2.3.5 Plans and Review Process
- 2.3.6 Integrated Reporting Process
- 2.3.7 Integrated Incentive Performance Plan

2.4 Financial Pro Forma

- 2.4.1 Income and Expenses
- 2.4.2 Development Schedules

2.5 Legal Documents / Agreements

- 2.5.1 Ground Lease
- 2.5.2 LLC/LP Agreement, Property Management Agreement
- 2.5.3 Fee Developer Agreement

3. Operations, Maintenance and Property Management Plan

3.1 Concept of Operations and Management Overview

- 3.2 Organization Plan
- 3.3 Policies and Procedures
- 3.4 Maintenance Program
- 3.5 Resident Management Plan
 - 3.5.1 Management and Control of Demolition and Construction Activities in Occupied Villages and Dwelling Units
- 3.6 Additional Plans and Processes
 - 3.6.1 Safety Overview
 - 3.6.2 Energy Conservation Program
 - 3.6.3 Deployment Plan
 - 3.6.4 Crisis / Disaster Management Plan
 - 3.6.5 Quality Management Plan
 - 3.6.6 Small Business Plan
- 3.7 Transition Plan and Schedule